

Real Estate Appraisal, In Re Halenar, 18-50708



APPRAISAL OF REAL PROPERTY

LOCATED AT:

9270 Huggins Ln
Lot 300 Summit Ridge Sec 7
Reynoldsburg, OH 43068

FOR:

Mr. Brian Halenar
9270 Huggins Ln.
Reynoldsburg, OH 43068

AS OF:

05/29/2018

BY:

Scott A. Kennedy

Borrower	n/a	File No.	034MAY18
Property Address	9270 Huggins Ln		
City	Reynoldsburg	County	Licking
		State	OH
		Zip Code	43068
Lender/Client	Mr. Brian Halenar		

APPRAISAL AND REPORT IDENTIFICATION

This Report is one of the following types:

☒ Appraisal Report

(A written report prepared under Standards Rule 2-2(a) , pursuant to the Scope of Work, as disclosed elsewhere in this report.)

☐ Restricted Appraisal Report

(A written report prepared under Standards Rule 2-2(b) , pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use by the specified client or intended user.)

Comments on Standards Rule 2-3

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Comments on Appraisal and Report Identification

Note any USPAP related issues requiring disclosure and any State mandated requirements:

Market Time: 90-120 days

Exposure Time: 90-120 days.

I have not performed an appraisal or any other real estate related service concerning the subject in the last 3 years.

The client for this report was Brian Halenar.

The intended user of the report was Brian Halenar. The report was to be used for asset management purposes.

APPRAISER:

Signature:



Name:

Scott A. Kennedy

Certified General Appraiser

State Certification #:

2007005561

or State License #:

State:

OH

Expiration Date of Certification or License:

03/20/2019

Date of Signature and Report:

05/30/2018

Effective Date of Appraisal:

05/29/2018

Inspection of Subject:

☐ None

☒ Interior and Exterior

☐ Exterior-Only

Date of Inspection (if applicable):

05/29/2018

SUPERVISORY or CO-APPRAISER (if applicable):

Signature:

Name:

State Certification #:

or State License #:

State:

Expiration Date of Certification or License:

Date of Signature:

Inspection of Subject:

☐ None

☐ Interior and Exterior

☐ Exterior-Only

Date of Inspection (if applicable):

SUMMARY OF SALIENT FEATURES

SUBJECT INFORMATION	Subject Address	9270 Huggins Ln
	Legal Description	Lot 300 Summit Ridge Sec 7
	City	Reynoldsburg
	County	Licking
	State	OH
	Zip Code	43068
	Census Tract	7562.02
	Map Reference	18140
SALES PRICE	Sale Price	\$
	Date of Sale	
CLIENT	Borrower	n/a
	Lender/Client	Mr. Brian Halenar
DESCRIPTION OF IMPROVEMENTS	Size (Square Feet)	1,908
	Price per Square Foot	\$
	Location	suburban
	Age	17
	Condition	average
	Total Rooms	8
	Bedrooms	4
	Baths	2.1
APPRAISER	Appraiser	Scott A. Kennedy
	Date of Appraised Value	05/29/2018
VALUE	Opinion of Value	\$ 190,000

RESIDENTIAL APPRAISAL REPORT

File No.: 034MAY18

SUBJECT	Property Address: 9270 Huggins Ln		City: Reynoldsburg		State: OH		Zip Code: 43068																																																																					
	County: Licking		Legal Description: Lot 300 Summit Ridge Sec 7																																																																									
	Assessor's Parcel #: 064-152940-00.009																																																																											
	Tax Year: 2017		R.E. Taxes: \$ 3,575		Special Assessments: \$ 0		Borrower (if applicable): n/a																																																																					
ASSIGNMENT	Current Owner of Record: Brian J. Halenar & Katie A. Mountain		Occupant: <input checked="" type="checkbox"/> Owner		<input type="checkbox"/> Tenant		<input type="checkbox"/> Vacant		<input type="checkbox"/> Manufactured Housing																																																																			
	Project Type: <input type="checkbox"/> PUD		<input type="checkbox"/> Condominium		<input type="checkbox"/> Cooperative		<input type="checkbox"/> Other (describe)		HOA: \$ 0		<input type="checkbox"/> per year		<input type="checkbox"/> per month																																																															
	Market Area Name: see defined market area				Map Reference: 18140				Census Tract: 7562.02																																																																			
	The purpose of this appraisal is to develop an opinion of: <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe)																																																																											
MARKET AREA DESCRIPTION	This report reflects the following value (if not Current, see comments): <input checked="" type="checkbox"/> Current (the Inspection Date is the Effective Date)														<input type="checkbox"/> Retrospective		<input type="checkbox"/> Prospective																																																											
	Approaches developed for this appraisal: <input checked="" type="checkbox"/> Sales Comparison Approach														<input type="checkbox"/> Cost Approach		<input type="checkbox"/> Income Approach		(See Reconciliation Comments and Scope of Work)																																																									
	Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple														<input type="checkbox"/> Leasehold		<input type="checkbox"/> Leased Fee		<input type="checkbox"/> Other (describe)																																																									
	Intended Use: The appraisal report was made to estimate the market value of the subject. The appraisal was to be used for asset management purposes.																																																																											
SITE DESCRIPTION	Intended User(s) (by name or type): Mr. Brian Halenar.																																																																											
	Client: Mr. Brian Halenar				Address: 9270 Huggins Ln, Reynoldsburg, OH 43068																																																																							
	Appraiser: Scott A. Kennedy				Address: 581 Country Club Dr., Unit A, Newark, OH 43055																																																																							
	<table><tr><td>Location:</td><td><input type="checkbox"/> Urban</td><td><input checked="" type="checkbox"/> Suburban</td><td><input type="checkbox"/> Rural</td><td rowspan="5">Predominant Occupancy</td><td colspan="2">One-Unit Housing</td><td colspan="2">Present Land Use</td><td colspan="2">Change in Land Use</td></tr><tr><td>Built up:</td><td><input type="checkbox"/> Over 75%</td><td><input checked="" type="checkbox"/> 25-75%</td><td><input type="checkbox"/> Under 25%</td><td>PRICE</td><td>AGE</td><td>One-Unit</td><td>70 %</td><td><input checked="" type="checkbox"/> Not Likely</td><td></td></tr><tr><td>Growth rate:</td><td><input type="checkbox"/> Rapid</td><td><input checked="" type="checkbox"/> Stable</td><td><input type="checkbox"/> Slow</td><td>\$(000)</td><td>(yrs)</td><td>2-4 Unit</td><td>%</td><td><input type="checkbox"/> Likely *</td><td><input type="checkbox"/> In Process *</td></tr><tr><td>Property values:</td><td><input type="checkbox"/> Increasing</td><td><input checked="" type="checkbox"/> Stable</td><td><input type="checkbox"/> Declining</td><td>180</td><td>Low</td><td>8</td><td>Multi-Unit</td><td>%</td><td>* To:</td></tr><tr><td>Demand/supply:</td><td><input type="checkbox"/> Shortage</td><td><input checked="" type="checkbox"/> In Balance</td><td><input type="checkbox"/> Over Supply</td><td>231</td><td>High</td><td>28</td><td>Comm'l</td><td>%</td><td></td></tr><tr><td>Marketing time:</td><td><input type="checkbox"/> Under 3 Mos.</td><td><input checked="" type="checkbox"/> 3-6 Mos.</td><td><input type="checkbox"/> Over 6 Mos.</td><td><input type="checkbox"/> Vacant (>5%)</td><td>205</td><td>Pred</td><td>10</td><td colspan="2">30 %</td><td colspan="2"></td></tr></table>														Location:	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Predominant Occupancy	One-Unit Housing		Present Land Use		Change in Land Use		Built up:	<input type="checkbox"/> Over 75%	<input checked="" type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%	PRICE	AGE	One-Unit	70 %	<input checked="" type="checkbox"/> Not Likely		Growth rate:	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow	\$(000)	(yrs)	2-4 Unit	%	<input type="checkbox"/> Likely *	<input type="checkbox"/> In Process *	Property values:	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	180	Low	8	Multi-Unit	%	* To:	Demand/supply:	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply	231	High	28	Comm'l	%		Marketing time:	<input type="checkbox"/> Under 3 Mos.	<input checked="" type="checkbox"/> 3-6 Mos.	<input type="checkbox"/> Over 6 Mos.	<input type="checkbox"/> Vacant (>5%)	205	Pred	10	30 %		
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Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): The neighborhood was a single-family development known as Summit Ridge in Southwest Licking County. The neighborhood was considered the subject development and other competing subdivisions within southwest Licking County. The neighborhood was limited to developments that were started 5-30 years ago. These developments were characterized by uniform housing using standard plans with modifications. Most subdivisions were developed by one or two large builders. Most of the houses appeared to be well maintained. The age of the houses limited the amount of deferred maintenance. Police and fire protection was provided by Reynoldsburg. No public transportation served the area. Schools provided transportation for students. The market area was considered desirable due to its close proximity to Columbus.																																																																												
MARKET AREA DESCRIPTION	Dimensions: 75 x 120														Site Area: 9,000 sf																																																													
	Zoning Classification: R-1				Description: Single-Family Residential District																																																																							
	Zoning Compliance: <input checked="" type="checkbox"/> Legal														<input type="checkbox"/> Legal nonconforming (grandfathered)		<input type="checkbox"/> Illegal		<input type="checkbox"/> No zoning																																																									
	Are CC&Rs applicable? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown				Have the documents been reviewed? <input type="checkbox"/> Yes <input type="checkbox"/> No				Ground Rent (if applicable) \$ /																																																																			
	Highest & Best Use as improved: <input checked="" type="checkbox"/> Present use, or <input type="checkbox"/> Other use (explain)																																																																											
	Actual Use as of Effective Date: single-unit residence														Use as appraised in this report: single-unit residence																																																													
	Summary of Highest & Best Use: The site was located in an established residential area. The area was predominately residential. Removing the current improvements would not benefit the site. Therefore, the highest and best use of the site was its current use: single family house.																																																																											
	<table><tr><td>Utilities</td><td>Public</td><td>Other</td><td>Provider/Description</td><td>Off-site Improvements</td><td>Type</td><td>Public</td><td>Private</td><td>Topography</td><td>level</td></tr><tr><td>Electricity</td><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td><td></td><td>Street</td><td>asphalt</td><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td><td>Size</td><td>typical of area</td></tr><tr><td>Gas</td><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td><td></td><td>Curb/Gutter</td><td>concrete</td><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td><td>Shape</td><td>rectangular</td></tr><tr><td>Water</td><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td><td></td><td>Sidewalk</td><td>concrete</td><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td><td>Drainage</td><td>storm sewer/adequate</td></tr><tr><td>Sanitary Sewer</td><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td><td></td><td>Street Lights</td><td>electric</td><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td><td>View</td><td>residential</td></tr><tr><td>Storm Sewer</td><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td><td></td><td>Alley</td><td>none</td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td></td><td></td></tr></table>														Utilities	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private	Topography	level	Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Street	asphalt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Size	typical of area	Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Curb/Gutter	concrete	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Shape	rectangular	Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Sidewalk	concrete	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Drainage	storm sewer/adequate	Sanitary Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Street Lights	electric	<input checked="" type="checkbox"/>	<input type="checkbox"/>	View	residential	Storm Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Alley	none	<input type="checkbox"/>	<input type="checkbox"/>				
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Storm Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Alley	none	<input type="checkbox"/>	<input type="checkbox"/>																																																																					
Other site elements: <input checked="" type="checkbox"/> Inside Lot <input type="checkbox"/> Corner Lot <input type="checkbox"/> Cul de Sac <input type="checkbox"/> Underground Utilities <input type="checkbox"/> Other (describe)																																																																												
FEMA Spec'l Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No FEMA Flood Zone X FEMA Map # 39089C0407H FEMA Map Date 5/2/2007																																																																												
Site Comments: The site was typical of others in the neighborhood. It was improved with an asphalt drive. The site was adequately maintained and landscaped. The rear yard was enclosed with a wood fence.																																																																												
DESCRIPTION OF THE IMPROVEMENTS	General Description			Exterior Description			Foundation			Basement <input type="checkbox"/> None			Heating																																																															
	# of Units 1 <input type="checkbox"/> Acc. Unit			Foundation concrete block			Slab none			Area Sq. Ft. 340			Type fa																																																															
	# of Stories 2			Exterior Walls vinyl lap			Crawl Space partial			% Finished 95%			Fuel gas																																																															
	Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/>			Roof Surface shingle			Basement partial			Ceiling fiberglass																																																																		
	Design (Style) 2 story			Gutters & Dwnspts. aluminum			Sump Pump <input type="checkbox"/>			Walls drywall			Cooling																																																															
	<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Und.Cons.			Window Type Sh; wood			Dampness <input type="checkbox"/>			Floor carpet			Central X																																																															
	Actual Age (Yrs.) 17			Storm/Screens insulated/alum			Settlement			Outside Entry none			Other																																																															
	Effective Age (Yrs.) 17						Infestation																																																																					
	Interior Description			Appliances			Attic <input type="checkbox"/> None			Amenities			Car Storage <input type="checkbox"/> None																																																															
	Floors carpet/resil/laminate			Refrigerator <input type="checkbox"/>			Stairs <input type="checkbox"/>			Fireplace(s) # 1			Woodstove(s) # 0																																																															
Walls Drywall			Range/Oven <input checked="" type="checkbox"/>			Drop Stair <input type="checkbox"/>			Patio none			Garage # of cars (4 Tot.)																																																																
Trim/Finish Wood			Disposal <input type="checkbox"/>			Scuttle <input checked="" type="checkbox"/>			Deck wood			Attach. 2																																																																
Bath Floor resilient			Dishwasher <input checked="" type="checkbox"/>			Doorway <input type="checkbox"/>			Porch none			Detach. 0																																																																
Bath Wainscot ceramic			Fan/Hood <input type="checkbox"/>			Floor <input type="checkbox"/>			Fence none			Blt.-In 0																																																																
Doors hollow core			Microwave <input type="checkbox"/>			Heated <input type="checkbox"/>			Pool none			Carport 0																																																																
			Washer/Dryer <input type="checkbox"/>			Finished <input type="checkbox"/>						Driveway 2																																																																
												Surface asphalt																																																																
Finished area above grade contains: 8 Rooms 4 Bedrooms 2.1 Bath(s) 1,908 Square Feet of Gross Living Area Above Grade																																																																												
Additional features: No special energy efficient items were noted or observed.																																																																												
Describe the condition of the property (including physical, functional and external obsolescence): The subject was a typical post modern 2-story design found in the subdivisions with 1 or 2 big builders. The subject blended well with surrounding properties. The main floor had a living room, dining room, kitchen, 1/2 bath, and laundry. The second floor had the owner's bedroom, owner's bath, two additional bedrooms and a hall bath. The interior of the house was adequately maintained. The house only showed normal wear and tear. No major updates have been completed on the subject. The basement had finished rec room. Quality of materials and workmanship were consistent with other houses in the market area. There was a 2 car attached garage and a rear deck. The house was a standard design that was acceptable in the market.																																																																												

TRANSFER HISTORY

My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.	
Data Source(s): <u>auditor record/owner</u>	
1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing: _____
Date:	
Price:	
Source(s): <u>Auditor records/mls</u>	
2nd Prior Subject Sale/Transfer	
Date:	
Price:	
Source(s):	

SALES COMPARISON APPROACH

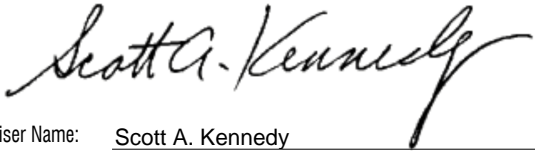
FEATURE		SUBJECT		COMPARABLE SALE # 1				COMPARABLE SALE # 2				COMPARABLE SALE # 3					
Address 9270 Huggins Ln Reynoldsburg, OH 43068				555 Allis PI E Reynoldsburg, OH 43068				550 Allis PI W Reynoldsburg, OH 43068				9047 Rosem Ct Reynoldsburg, OH 43068					
Proximity to Subject				0.13 miles SW				0.16 miles SW				0.39 miles SW					
Sale Price		\$				\$ 180,000				\$ 199,900				\$ 198,000			
Sale Price/GLA		\$ /sq.ft.		\$ 96.46 /sq.ft.				\$ 104.77 /sq.ft.				\$ 103.77 /sq.ft.					
Data Source(s)		on site view		mls 217022644				mls 217035212				mls 217033059					
Verification Source(s)		owner/auditor		auditor records				auditor records				auditor records					
VALUE ADJUSTMENTS		DESCRIPTION		DESCRIPTION		+ (-) \$ Adjust.		DESCRIPTION		+ (-) \$ Adjust.		DESCRIPTION		+ (-) \$ Adjust.			
Sales or Financing Concessions				cash				conventional				conventional					
Date of Sale/Time				08/17/2017		+9,300		11/07/2017		+10,000		12/27/2017		+10,000			
Rights Appraised		Fee Simple		Fee Simple				Fee Simple				Fee Simple					
Location		suburban		suburban				suburban				suburban					
Site		9,000 sf		9,375 sf				8,750 sf				9,372 sf					
View		residential		residential				residential				residential					
Design (Style)		2 story		2 story				2 story				2 story					
Quality of Construction		average		average				average				average					
Age		17		17				17				19					
Condition		average		average				avg/updated		-20,000		avg/updated		-20,000			
Above Grade		Total	Bdrms	Baths	Total	Bdrms	Baths	Total	Bdrms	Baths	Total	Bdrms	Baths	Total	Bdrms	Baths	
Room Count		8	4	2.1	7	3	2.1	8	4	2.1	7	3	2.1	7	3	2.1	
Gross Living Area		1,908 sq.ft.		1,866 sq.ft.				1,908 sq.ft.				1,908 sq.ft.					
Basement & Finished Rooms Below Grade		basement rec room		basement rec room				basement rec room				basement none				+4,000	
Functional Utility		average		average				average				average					
Heating/Cooling		fa/ac		fa/ac				fa/ac				fa/ac					
Energy Efficient Items		standard		standard				standard				standard					
Garage/Carport		2 car att		2 car att				2 car att				2 car att					
Porch/Patio/Deck		deck		patio				patio				deck					
amenities		fp		fp				none				+500		fp			
Net Adjustment (Total)				<input checked="" type="checkbox"/> + <input type="checkbox"/> -		\$ 9,300		<input type="checkbox"/> + <input checked="" type="checkbox"/> -		\$ -9,500		<input type="checkbox"/> + <input checked="" type="checkbox"/> -		\$ -6,000			
Adjusted Sale Price of Comparables				Net Gross		5.2 % 5.2 % \$ 189,300		Net Gross		4.8 % 15.3 % \$ 190,400		Net Gross		3.0 % 17.2 % \$ 192,000			

Summary of Sales Comparison Approach	<u>See attached addenda.</u>
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Indicated Value by Sales Comparison Approach \$	190,000
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RESIDENTIAL APPRAISAL REPORT

File No.: 034MAY18

COST APPROACH	COST APPROACH TO VALUE (if developed) <input checked="" type="checkbox"/> The Cost Approach was not developed for this appraisal.				
	Provide adequate information for replication of the following cost figures and calculations.				
	Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value):				
INCOME APPROACH	ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW		OPINION OF SITE VALUE _____ = \$		
	Source of cost data:		DWELLING Sq.Ft. @ \$ _____ = \$		
	Quality rating from cost service: Effective date of cost data:		Sq.Ft. @ \$ _____ = \$		
	Comments on Cost Approach (gross living area calculations, depreciation, etc.):		Sq.Ft. @ \$ _____ = \$		
			Sq.Ft. @ \$ _____ = \$		
			Sq.Ft. @ \$ _____ = \$		
			Sq.Ft. @ \$ _____ = \$		
			Sq.Ft. @ \$ _____ = \$		
			Sq.Ft. @ \$ _____ = \$		
			Sq.Ft. @ \$ _____ = \$		
			Sq.Ft. @ \$ _____ = \$		
			Sq.Ft. @ \$ _____ = \$		
			Sq.Ft. @ \$ _____ = \$		
			Sq.Ft. @ \$ _____ = \$		
	PUD	PROJECT INFORMATION FOR PUDs (if applicable) <input type="checkbox"/> The Subject is part of a Planned Unit Development.			
Legal Name of Project:					
Describe common elements and recreational facilities:					
RECONCILIATION	Indicated Value by: Sales Comparison Approach \$ 190,000 Cost Approach (if developed) \$ Income Approach (if developed) \$				
	Final Reconciliation The sales comparison approach was given the sole consideration because it best reflects the actions of the current marketplace. The cost approach was not developed due to the age of the subject. The income approach was not developed as it was not relevant to the subject.				
	This appraisal is made <input checked="" type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, <input type="checkbox"/> subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair:				
ATTACHMENTS	<input type="checkbox"/> This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.				
	Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 190,000 , as of: 05/29/2018 , which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.				
	A true and complete copy of this report contains 13 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.				
	Attached Exhibits:				
	<input type="checkbox"/> Scope of Work <input type="checkbox"/> Limiting Cond./Certifications <input type="checkbox"/> Narrative Addendum <input type="checkbox"/> Photograph Addenda <input type="checkbox"/> Sketch Addendum				
	<input type="checkbox"/> Map Addenda <input type="checkbox"/> Additional Sales <input type="checkbox"/> Cost Addendum <input type="checkbox"/> Flood Addendum <input type="checkbox"/> Manuf. House Addendum				
	<input type="checkbox"/> Hypothetical Conditions <input type="checkbox"/> Extraordinary Assumptions <input type="checkbox"/> <input type="checkbox"/>				
SIGNATURES	Client Contact: _____		Client Name: Mr. Brian Halenar		
	E-Mail: _____		Address: 9270 Huggins Ln, Reynoldsburg, OH 43068		
	APPRaiser		SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)		
					
	Appraiser Name: Scott A. Kennedy		Supervisory or Co-Appraiser Name: _____		
	Company: Kennedy Appraisal Service, Inc.		Company: _____		
	Phone: (740) 345-5222 Fax: _____		Phone: _____ Fax: _____		
	E-Mail: kennedyappraisal@alink.com		E-Mail: _____		
	Date of Report (Signature): 05/30/2018		Date of Report (Signature): _____		
	License or Certification #: 2007005561 State: OH		License or Certification #: _____ State: _____		

Supplemental Addendum

File No. 034MAY18

Borrower	n/a					
Property Address	9270 Huggins Ln					
City	Reynoldsburg	County	Licking	State	OH	Zip Code 43068
Lender/Client	Mr. Brian Halenar					

• GP Residential : Sales Comparison Analysis - Summary of Sales Comparison Approach

A search was made of the market area. The data source was the Columbus multiple listing service. The criteria was: closed sale, southwest licking county location, 3-4 bedrooms, 2-3 baths, built between 1990-2010,1,600 to 2,600 s/f, site less than 1 acre, and 1 year time frame from the date of subject viewing. Of the possible sales, the three considered the best for comparison were compared to the subject.

All comparables sold less than 1 year ago. All comparables were located in the same development as the subject.

Comparable one was a 2 story house. Adjustments were made for market conditions/time.

Comparable two was a 2 story house. Adjustments were made for market conditions/time, condition, and fp.

Comparable three was a 2 story house. This sale was adjusted for market conditions/time, condition, and basement finish.

After adjustments, a value range of \$189, 300 to \$192,000 was indicated. The value range was narrow. Based on the current market condition and the condition of the subject, an **as is** value opinion of \$190,000 was supported.

Borrower	n/a					
Property Address	9270 Huggins Ln					
City	Reynoldsburg	County	Licking	State	OH	Zip Code 43068
Lender/Client	Mr. Brian Halenar					



Subject Front

9270 Huggins Ln
Sales Price
Gross Living Area 1,908
Total Rooms 8
Total Bedrooms 4
Total Bathrooms 2.1
Location suburban
View residential
Site 9,000 sf
Quality average
Age 17



Subject Rear



Subject Street

Borrower	n/a					
Property Address	9270 Huggins Ln					
City	Reynoldsburg	County	Licking	State	OH	Zip Code 43068
Lender/Client	Mr. Brian Halenar					



Comparable 1

555 Allis PI E
Prox. to Subject 0.13 miles SW
Sale Price 180,000
Gross Living Area 1,866
Total Rooms 7
Total Bedrooms 3
Total Bathrooms 2.1
Location suburban
View residential
Site 9,375 sf
Quality average
Age 17

file photo



Comparable 2

550 Allis PI W
Prox. to Subject 0.16 miles SW
Sale Price 199,900
Gross Living Area 1,908
Total Rooms 8
Total Bedrooms 4
Total Bathrooms 2.1
Location suburban
View residential
Site 8,750 sf
Quality average
Age 17

file photo

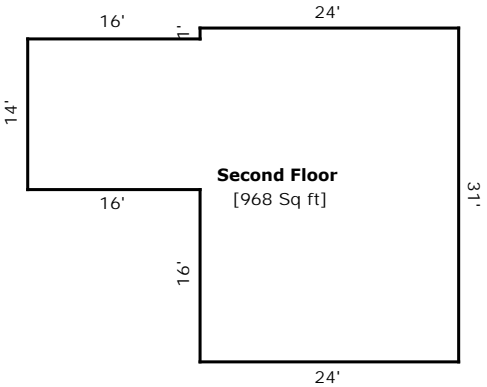
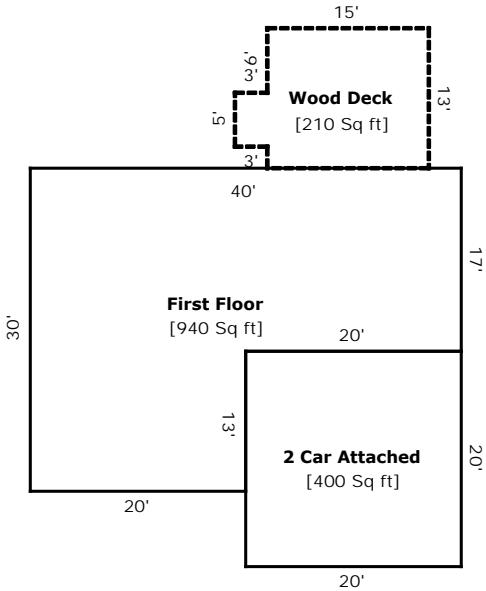


Comparable 3

9047 Rosem Ct
Prox. to Subject 0.39 miles SW
Sale Price 198,000
Gross Living Area 1,908
Total Rooms 7
Total Bedrooms 3
Total Bathrooms 2.1
Location suburban
View residential
Site 9,372 sf
Quality average
Age 19

file photo

Borrower	n/a		
Property Address	9270 Huggins Ln		
City	Reynoldsburg	County	Licking
		State	OH
		Zip Code	43068
Lender/Client	Mr. Brian Halenar		



TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area		Calculation Details
First Floor	940 Sq ft	17 × 20 = 340 30 × 20 = 600
Second Floor	968 Sq ft	14 × 16 = 224 31 × 24 = 744
Total Living Area (Rounded):		1908 Sq ft
Non-living Area		
2 Car Attached	400 Sq ft	20 × 20 = 400
Wood Deck	210 Sq ft	5 × 3 = 15 15 × 13 = 195

Location Map

Borrower	n/a				
Property Address	9270 Huggins Ln				
City	Reynoldsburg	County	Licking	State	OH Zip Code 43068
Lender/Client	Mr. Brian Halenar				



APPRAISER DISCLOSURE STATEMENT
In Compliance with Ohio Revised Code Section 4763.12(C)

File No. 034MAY18

Name of Appraiser: Scott A. Kennedy

Class of Certification/Licensure: ☒ Certified General
☐ Certified Residential
☐ Licensed Residential
☐ Temporary ☐ General ☐ Licensed

Certification/Licensure Number: 2007005561

Scope: This Report ☒ is within the scope of my Certification or License
☐ is not within the scope of my Certification or License

Service Provided by: ☒ Disinterested & Unbiased Third Party
☐ Interested & Biased Third Party
☐ Interested Third Party on Contingent Fee Basis

Signature of person preparing and reporting the Appraisal:



This form must be included in conjunction with all appraisal assignments or specialized services performed by a state-certified or state-licensed real estate appraiser

State of Ohio
Department of Commerce
Division of Real Estate Appraiser Section
Cleveland (216) 787-3100

<div>FROM:</div> <div>Scott A. Kennedy, IFA 581 Country Club Dr. Unit A Newark, OH 43055 Telephone Number: 740-345-5222 Fax Number: 740-345-0394</div>			<div>INVOICE</div> <table><tr><td colspan="2">INVOICE NUMBER</td></tr><tr><td colspan="2">034MAY18</td></tr><tr><td colspan="2">DATE</td></tr><tr><td colspan="2">05/29/2018</td></tr><tr><td colspan="2">REFERENCE</td></tr><tr><td>Internal Order #:</td><td>034MAY18</td></tr><tr><td>Lender Case #:</td><td></td></tr><tr><td>Client File #:</td><td></td></tr><tr><td>Main File # on form:</td><td>034MAY18</td></tr><tr><td>Other File # on form:</td><td></td></tr><tr><td>Federal Tax ID:</td><td>31-1626878</td></tr><tr><td>Employer ID:</td><td></td></tr></table>		INVOICE NUMBER		034MAY18		DATE		05/29/2018		REFERENCE		Internal Order #:	034MAY18	Lender Case #:		Client File #:		Main File # on form:	034MAY18	Other File # on form:		Federal Tax ID:	31-1626878	Employer ID:	
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<div>TO:</div> <div>Mr. Brian Halenar 9270 Huggins Ln. Reynoldsburg, OH 43068 Telephone Number: Fax Number: Alternate Number: E-Mail:</div>																												
sak																												
DESCRIPTION																												
<div>Lender: Mr. Brian Halenar Client: Mr. Brian Halenar Purchaser/Borrower: n/a Property Address: 9270 Huggins Ln City: Reynoldsburg County: Licking State: OH Zip: 43068 Legal Description: Lot 300 Summit Ridge Sec 7</div>																												
FEES			AMOUNT																									
summary appraisal report			350.00																									
SUBTOTAL			350.00																									
PAYMENTS			AMOUNT																									
Check #: 5219	Date: 5/29/2018	Description: CHECK FROM OWNER	350.00																									
Check #:	Date:	Description:																										
Check #:	Date:	Description:																										
SUBTOTAL			350.00																									
TOTAL DUE			\$ 0																									